

## **CONDITIONAL USE ANALYSIS**

### **February 25, 2009**

**C-1-2009**

**K.D.A Business Park Reception Center**

**3572 South 1950 West**

**C-2 Zone (.55 Acres)**

The applicant, Delyle Billings, is requesting a conditional use permit for Reception Center. The zoning for this area is C-2, General Commercial. The West Valley City General Plan anticipates General Commercial uses for this area. The surrounding zones are C-2, A and R-1-8. The surrounding uses include an office/warehouse complex that is located to the west of this building and is located in the same complex with single family residential just beyond that. To the south is a residential condominium project. To the north is an auto repair/storage lot.

Mr. Billings is proposing to utilize 8,000 square feet of the existing building on site for a reception center. The West Valley City Fire and Building Inspection Departments will review the facilities to determine the maximum occupancy allowed in the building. Security and medical personnel may be required on site for events as determined by the West Valley City Fire and Police Departments. However, at this time they have indicated it will not be required.

Parking is typically a concern for this type of use and .5 parking spaces/100 square feet is the minimum required. This proposal is approximately 8, 000 square feet, which would require 160 parking spaces. There are approximately 169 spaces on site however, these spaces are also used by the other businesses in the center. Mr. Billings has indicated that the businesses close by 6:00 p.m. and that the reception center would not be permitted to open until after that time. There is a church located in the building as well that conducts evening services. It is a very small congregation so the nine remaining parking spaces are adequate for this use during the week and evenings. Most of the traffic for this use occurs on Sunday afternoons so parking would not be an issue at that time.

Noise is a concern at this location due to the proximity to residential uses. The building is within 500' to residential property so this use will be required to meet the following requirement from the West Valley City Code:

7-6-1012. ADDITIONAL REGULATION OF RESTAURANTS, DANCE HALLS, CONCERT HALLS, RECEPTION CENTERS AND PRIVATE CLUBS.

(1) It is unlawful for the keeper, manager or person in charge of any restaurant, dance hall, concert hall reception center or private club to permit any singing, dancing, playing of musical instruments or any other form of amusement or entertainment to be carried on the premises when the closest point of the building is within 500 of feet of any residential property line after ten o'clock P.M. (10:00)

P.M. and before six o'clock (6:00) A.M. This restriction should be extended to two o'clock (2:00) a.m. on January 1 of year for New Year's Day.

(2) Parking lots must be closed and vacated within thirty (30) minutes of closing by security personnel.

Signage has not been submitted at this time however, there is an existing multi tenant monument sign on the property that the applicant may utilize. Any wall signs would be required to meet the West Valley City Sign standards as well.

### **Staff Alternatives:**

**Continuance**, to allow for the resolutions of any issues raised at the public hearing as well as the following:

1. The occupancy requirements must be in accordance with the West Valley City Fire and Building Inspection Departments requirements.
2. The parking for this use must be located in properly designated parking areas on site and must be located on asphalt or concrete as approved by West Valley City. Gravel can not be used for surfacing for the parking and 1950 West can not be utilized for parking.
3. The entire parking area of this site shall be available during the hours of operation for the reception center. The other business on site will not be open for business during event times and shall not be utilizing any of the parking. If the site is further developed, as proposed in the Billings Office/Warehouse development, the parking for this use shall be re-evaluated.
4. This use shall adhere to the requirements set forth in 7-6-1012 of the West Valley City Municipal Code.
5. Security and Medical personnel may be required on site as determined by the West Valley City Fire and Police Departments.
6. All signage shall meet the requirements set forth in the West Valley City Sign Ordinance.
7. This use is subject to review upon a valid complaint.

**Continuance**, to allow for the resolutions of any issues raised at the public hearing or to allow the applicant time to conduct a parking study and prepare an accurate site/parking plan.